



**REAL ESTATE COMMITTEE AGENDA  
REAL ESTATE COMMITTEE MEETING OF: JUNE 1, 2004**

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, REAL ESTATE and ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER, and DEPUTY CITY CLERK YDOLEENA YTURRALDE

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Hall Plaza, Special Outside Posting Bulletin Board

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(3:02)

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**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: JUNE 1, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

**ABEYANCE ITEM** - Discussion and possible action to negotiate purchase and/or initiate condemnation of APNs 139-34-512-002 and -003 located at 321 and 329 North Las Vegas Boulevard, APN 139-34-512-015 located at 512 East Mesquite Avenue and APNs 139-34-512-016 and -017 located at 409 North 6<sup>th</sup> Street and 405 North 6<sup>th</sup> Street for right-of-way and City Hall Expansion purposes - Ward 5 (Weekly)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The City is currently in design work for expansion of the City Hall Expansion. The City will need to acquire these properties for this purpose.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Site map

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that since the abeyance of this matter at the last Real Estate meeting, a contract, which is covered under Item 6 of this agenda, was made. The City is in the process of acquiring several other properties in the vicinity for the City Hall expansion. He requested authorization to conduct further negotiations with the remaining property owners. If he is not successful, this matter will be turned over to the City Attorney's Office. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF JUNE 1, 2004

PUBLIC WORKS

Item 1 - Discussion and possible action to negotiate purchase and/or initiate condemnation of APNs 139-34-512-002 and -003 located at 321 and 329 North Las Vegas Boulevard, APN 139-34-512-015 located at 512 East Mesquite Avenue and APNs 139-34-512-016 and -017 located at 409 North 6<sup>th</sup> Street and 405 North 6<sup>th</sup> Street for right-of-way and City Hall Expansion purposes - Ward 5 (Weekly)

**MINUTES – Continued:**

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:02 – 3:04)

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**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: JUNE 1, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for the purposes of providing a fire hydrant to service the Water Pollution Control Facility located at 6005 East Vegas Valley Drive, APN 161-10-401-004 - County (Near Ward 3 - Reese)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

In order to have a fire hydrant to service the site, the City is required to grant an Easement and Rights-of-Way to Las Vegas Valley Water District for construction of the fire hydrant and appurtenances.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Easement and Rights-of-Way

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, reviewed the information contained under the subject matter. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF JUNE 1, 2004

PUBLIC WORKS

Item 2 - Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for the purposes of providing a fire hydrant to service the Water Pollution Control Facility located at 6005 East Vegas Valley Drive, APN 161-10-401-004 - County (Near Ward 3 - Reese)

**MINUTES – Continued:**

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:04 – 3:05)

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**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: JUNE 1, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water lines and appurtenances to service the Water Pollution Control Facility located at 6005 East Vegas Valley Drive, APN 161-10-401-004 - County (Near Ward 3 - Reese)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

In order to have water lines and appurtenance(s) to service the site, the City is required to grant an Easement and Rights-of-Way to the Water District for construction of the water lines and appurtenance(s).

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Easement and Rights-of-Way

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated this item, which is related to Item No. 2, is to service the Water Pollution Control Facility. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF JUNE 1, 2004

PUBLIC WORKS

Item 3 - Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water lines and appurtenances to service the Water Pollution Control Facility located at 6005 East Vegas Valley Drive, APN 161-10-401-004 - County (Near Ward 3 - Reese)

**MINUTES – Continued:**

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:05)

**1-68**

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: JUNE 1, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Letter of Agreement between the City of Las Vegas and Jim Marsh for the City's purchase of 16,700 square feet of land near the northwest corner of Tropical Parkway and Durango Drive (\$196,881.21 plus closing costs - Parks) - Ward 6 (Mack)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$196,881.21 plus closing cost

☒

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:** Parks

**PURPOSE/BACKGROUND:**

The City is currently in design work for a park complex in cooperation with the Vocational High School. This property is a remnant piece of property that will be left over after the streets are constructed for the realignment of Durango Drive. The remnant piece joins the park complex property and is needed for the future project.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Letter of Agreement
2. Clarifying Exhibit to Legal Description

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, commented that this Letter of Agreement is to purchase a remnant piece of property MR. MARSH is in the process of purchasing from the Bureau of Land Management (BLM). Staff would like to do simultaneous closings. When BLM issues the patent, the Survey Division will issue the legal description to the title company. He noted the City is paying what MR. MARSH paid BLM for the property. Staff recommended approval.



REAL ESTATE COMMITTEE MEETING OF JUNE 1, 2004

PUBLIC WORKS

Item 4 - Discussion and possible action regarding a Letter of Agreement between the City of Las Vegas and Jim Marsh for the City's purchase of 16,700 square feet of land near the northwest corner of Tropical Parkway and Durango Drive (\$196,881.21 plus closing costs - Parks) - Ward 6 (Mack)

**MINUTES – Continued:**

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:05 – 3:07)

**1-94**

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: JUNE 1, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE -Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water lines and appurtenances on APN, 138-28-301-005 to service Washington/Buffalo Park Phases 1A and 1B (\$654 - Parks Capital Improvements Project Fund) - Ward 2 (Vacant)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$654

☒

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:** Parks CIP Fund

**PURPOSE/BACKGROUND:**

In order to have water lines and appurtenance(s) to service the site, the City is required to grant an Easement and Rights-of-Way to the Water District for construction of the water lines and appurtenance(s).

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Easement and Rights-of -Way

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 5 be forwarded to the Full Council with a “DO PASS” recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated this matter also involves a request for water services for a new park. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF JUNE 1, 2004

PUBLIC WORKS

Item 5 - Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water lines and appurtenances on APN, 138-28-301-005 to service Washington/Buffalo Park Phases 1A and 1B (\$654 - Parks Capital Improvements Project Fund) - Ward 2 (Vacant)

**MINUTES – Continued:**

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:07)

**1-130**

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: JUNE 1, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Agreement for the Purchase and Sale of Real property between Priority One Commercial (on behalf of the City of Las Vegas) and Robert Piccininni for real property commonly known as APN 139-34-512-015 located at 512 East Mesquite Avenue (\$650,000 + closing costs - City Facilities Capital Project Fund) - Ward 5 (Weekly)

**Fiscal Impact**

☐

**No Impact**

☒

**Budget Funds Available**

☐

**Augmentation Required**

**Amount:** \$650,000 + closing costs

**Dept./Division:** Public Works/Real Estate

**Funding Source:** City Facilities Capital Project Fund

**PURPOSE/BACKGROUND:**

The City wishes to purchase this property in accordance with the City Hall East Tower Project.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Agreement for the Purchase and Sale of Real Property

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 6 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, reported that this matter entails a \$650,000 purchase agreement for an apartment complex across the street from City Hall for the expansion project. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF JUNE 1, 2004

PUBLIC WORKS

Item 6 - Discussion and possible action regarding an Agreement for the Purchase and Sale of Real property between Priority One Commercial (on behalf of the City of Las Vegas) and Robert Piccininni for real property commonly known as APN 139-34-512-015 located at 512 East Mesquite Avenue (\$650,000 + closing costs - City Facilities Capital Project Fund) - Ward 5 (Weekly)

**MINUTES – Continued:**

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:07 - 3:08)

**1-153**

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: JUNE 1, 2004**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: CHRIS KNIGHT (ACTING)** ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

**ABEYANCE ITEM** - Discussion and possible action regarding an Agreement to Negotiate Exclusively with CityMark Development, LLC, regarding negotiation of a Disposition and Development Agreement for the site located at 3<sup>rd</sup> Street and Bonneville Avenue totaling approximately 2.38 acres and owned by Office District Parking I, Inc., APN 139-34-311-095 to – 102 and –105 to -110 (receipt of \$50,000 deposit) - Ward 1 (Moncrief)

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b> \$50,000.00 deposit
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

On January 7, 2004, Office District Parking I, Inc., a wholly owned subsidiary of the City, was authorized to proceed with a Request For Development Proposals (RFP) for the site located at 3<sup>rd</sup> Street and Bonneville Avenue (the Site). The RFP expressly sought development proposals for urban density residential projects from financially strong developers that furthered the development goals and objectives set forth in the Las Vegas Downtown Centennial Plan. A staff review committee evaluated the development proposals received and recommends CityMark Development, LLC, as the Developer with the best overall proposal for the Site. Execution of an Agreement to Negotiate Exclusively (ENA) will allow staff 60 days to negotiate a Disposition and Development Agreement (DDA) with CityMark Development, LLC for the Site.

**RECOMMENDATION:**

Authorize the City Manager, acting as the President of Office District Parking I, Inc., to execute an ENA with CityMark Development LLC in order to negotiate a DDA for the Site.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Agreement to Negotiate Exclusively
3. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 7 be forwarded to the Full Council with a “DO PASS” recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF JUNE 1, 2004  
PUBLIC WORKS

Item 7 - Discussion and possible action regarding an Agreement to Negotiate Exclusively with CityMark Development, LLC, regarding negotiation of a Disposition and Development Agreement for the site located at 3<sup>rd</sup> Street and Bonneville Avenue totaling approximately 2.38 acres and owned by Office District Parking I, Inc., APN 139-34-311-095 to -102 and -105 to -110 (receipt of \$50,000 deposit) - Ward 1 (Moncrief)

**MINUTES – Continued:**

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated this is a request to proceed with exclusive negotiations with CityMark Development for property owned by Office District Parking I, Inc. Staff recommended approval.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:08 – 3:09)

1-177



**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: JUNE 1, 2004**

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

None.

(3:09)

**1-204**

**THE MEETING ADJOURNED AT 3:09 P.M.**

Respectfully submitted: \_\_\_\_\_

GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK  
June 8, 2004